

A-6114

Special Permit Request

Partial demolition of the detached garage  
located in the rear (south) yard of the property.

Mr. & Mrs. W. Reid Thompson

14 West Kirke Street

## 14 West Kirke Street



Figure 1: View of 14 West Kirke Street. The subject garage is to the west (right) side.



Figure 2: View of the detached subject garage at 14 West Kirke Street.

**CHEVY CHASE VILLAGE  
NOTICE OF PUBLIC HEARING**

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Please take notice that the Chevy Chase Village Board of Managers will hold a public hearing on the 9<sup>th</sup> day of April, 2012 at 7:30 p.m. The hearing will be held at the Chevy Chase Village Hall at 5906 Connecticut Avenue in Chevy Chase, Maryland.

**APPEAL NUMBER A-6114  
MR. & MRS. W. REID THOMPSON  
14 WEST KIRKE STREET  
CHEVY CHASE, MARYLAND 20815**

The applicants have filed a request for a special permit pursuant to Section 8-11 of the Chevy Chase Village Code to partially demolish the detached garage located in the rear (south) yard of the property. The side and rear walls and the roof of the existing garage, which represent eighty-six (86) per cent of the structure, will be demolished. The front wall, which represents fourteen (14) per cent of the structure, will be maintained.

**The Chevy Chase Village Code § 8-19 states:**

Any person intending to demolish, raze or tear down more than fifty (50) percent of the exterior features of an existing building, garage or accessory building within the Village must first obtain a special permit from the Board of Managers for such demolition to ensure that such work will be carried out in such a manner that abutting property owners will not be adversely affected and that the interests of the Village in public health, safety and welfare are not jeopardized by such work.

Additional information regarding this case may be obtained at the Chevy Chase Village Office between the hours of 9:00 a.m. and 5:00 p.m. Monday through Friday, may be viewed on the Village website at [www.chevychasevillagemd.gov](http://www.chevychasevillagemd.gov) or you may contact the office for this information to be mailed to you.

This notice was mailed to abutting and confronting property owners on the 29<sup>th</sup> day of March, 2012.

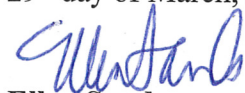
**Chevy Chase Village Office  
5906 Connecticut Avenue  
Chevy Chase, Maryland 20815  
301-654-7300**

**MAILING LIST FOR APPEALS A-6114 & A-6115**

**MR. & MRS. W. REID THOMPSON**  
**14 WEST KIRKE STREET**  
**CHEVY CHASE, MD 20815**

<b>Adjoining and confronting property owners</b>	
Mr. & Mrs. William Silverman Or Current Resident 15 West Kirke Street Chevy Chase, MD 20815	Mr. & Mrs. Joseph K. Melrod Or Current Resident 11 West Kirke Street Chevy Chase, MD 20815
Mr. Ephraim Jacobs Or Current Resident 16 West Kirke Street Chevy Chase, MD 20815	Mr. & Mrs. Gordon Vap Or Current Resident 12 West Kirke Street Chevy Chase, MD 20815
Mr. & Mrs. Arnold C. Ratner Or Current Resident 9 West Kirke Street Chevy Chase, MD 20815	Mr. & Mrs. David H. Bralove Or Current Resident 11 West Irving Street Chevy Chase, MD 20815
Mr. & Mrs. Michael Helfer Or Current Resident 15 West Irving Street Chevy Chase, MD 20815	Mr. & Mrs. Henry A. Dudley Or Current Resident 13 West Irving Street Chevy Chase, MD 20815
Ms. Barbara S. Bissinger Or Current Resident 9 West Irving Street Chevy Chase, MD 20815	

I hereby certify that a public notice was mailed to the aforementioned property owners on the 29<sup>th</sup> day of March, 2012.



**Ellen Sands**  
**Permitting and Code Enforcement Coordinator**  
**Chevy Chase Village**  
**5906 Connecticut Avenue**  
**Chevy Chase, MD 20815**





March 29, 2012

Mr. & Mrs. W. Reid Thompson  
14 West Kirke Street  
Chevy Chase, MD 20815

Dear Mr. & Mrs. Thompson:

Please note that your requests for a special permit to partially demolish and a variance to reconstruct the detached garage on your property are scheduled before the Board of Managers on Monday, April 9, 2012 at 7:30 p.m.

Either you or another representative must be in attendance to present your cases. At that time, additional documents may be introduced and testimony can be provided in support of the requests.

For your convenience, enclosed please find copies of the Public Hearing Notice and mailing list. Please contact the Village office in advance if you are unable to attend.

Sincerely,

Ellen Sands  
Permitting and Code Enforcement  
Chevy Chase Village

Enclosures

CHEVY CHASE VILLAGE  
5906 Connecticut Avenue  
Chevy Chase, Maryland 20815  
Phone (301) 654-7300  
Fax (301) 907-9721  
ccv@montgomerycountymd.gov  
www.chevychasevillagemd.gov

SHANA R. DAVIS-COOK  
*Village Manager*  
DAVID R. PODOLSKY  
*Legal Counsel*

BOARD OF MANAGERS  
PATRICIA S. BAPTISTE  
*Chair*  
PETER T. KILBORN  
*Vice Chair*  
ALLISON W. SHUREN  
*Secretary*  
RICHARD RUDA  
*Assistant Secretary*

LAWRENCE C. HEILMAN  
*Treasurer*  
GARY CROCKETT  
*Assistant Treasurer*  
DAVID L. WINSTEAD  
*Board Member*

Chevy Chase Village  
Building Permit Application

Permit No: A-6114

Property Address: 14 W. KIRKE STREET

Resident Name: W. REID THOMPSON

Daytime telephone: 301-986-1290

Cell phone:

After-hours telephone:

E-mail:

Project Description: REMOVE EXISTING, REAR GARAGE AND (CRACKED) CONCRETE SLAB ON GRADE (NO FOOTINGS) KEEP FRONT DOORS AND TRIM PER REUSE.  
CONSTRUCT LIKE SIZE CARRIAGE HOUSE, TO INCLUDE NEW CONCRETE SLAB AND INCORPORATE BEDROOM, BATHROOM AND KITCHEN SPACE, AS SHOWN ON PLAN.

☒ Check here if the construction will require the demolition of over fifty (50) percent of any existing structure.

**Primary Contact for Project:**

☐ Resident

☐ Architect

☐ Project Manager

☒ Contractor\*

\*MHIC/MD Contractor's License No. (required):

**Information for Primary Contact for Project (if different from property owner):**

Name: SMITH, THOMAS & SMITH / DAVID ALESSANDRINI

Work telephone: 301-656-0141

After-hours telephone:

Cell phone: 202-714-2331

E-mail: stsgc@aol.com

**Will the residence be occupied during the construction project?**

☒ Yes

☐ No

If no, provide contact information for the party responsible for the construction site (if different from above):

Name:

Address:

Work telephone:

After-hours telephone:

Cell phone:

E-mail:

**Parking Compliance:**

Is adequate on-site parking available for the construction crews?

☒ Yes

☐ No

If no, please attach a parking plan which minimizes inconvenience to neighboring residents, and indicate if the property is in a permit parking area.

Will road closings be required due to deliveries, equipment or other reasons?

☐ Yes

☒ No

**Building Permit Filing Requirements:**  
**Application will not be reviewed until the application is complete**

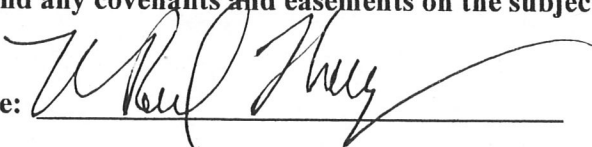
- ☒ Copy of stamped drawings approved by Montgomery County Department of Permitting Services (DPS) and the Historic Preservation Commission (HPC), if required. Every page of drawings must be clearly stamped.
- ☒ This application form, signed by resident.
- ☐ Boundary Survey
- ☒ Site Plan (see: Village Site Plan Checklist to ensure completeness)
- ☒ Building plans and specifications
- ☐ Tree Preservation Plan requested of Village arborist (see: Village Tree Inspection Request form). All required tree protections must be fully installed before any work begins.
- ☐ Filing Fee (due at time of application). Fees schedule is listed in Chapter 6 of the Village Code.
- ☐ Damage deposit or performance bond (due when Building Permit is issued). Amount of required deposit or bond will be set by Village Manager.

*Once this permit application is complete, the Village Manager will review the application and accompanying documents and, under most circumstances, act on the application within 5 to 10 working days.*

*If the Montgomery County permit is suspended, revoked or lapsed, the Village permit is automatically suspended, revoked or lapsed.*

*No signs advertising the architect, contractor, or any other service provider may be posted on the work site.*

**I hereby certify that I have the authority to make the foregoing application, that the application is correct, that I have read and understood all requirements and that the construction will conform to the regulations of the Montgomery County Zoning Code, the Village Code including Urban Forest code, and any covenants and easements on the subject property.**

**Applicant's Signature:**  **Date:** 3/15/12

*To be completed by Village staff:*

Is this property within the historic district? Yes ☒ No ☐ Staff Initials: ES  
Date application filed with Village: 3/15/12 Date permit issued: \_\_\_\_\_ Expiration date: \_\_\_\_\_

For Use By Village Manager	Application approved with the following conditions:
<b>DENIED</b> MAR 15 2012 Chevy Chase Village Manager	Application denied for the following reasons:

<b>Filing Fees</b> (due when application submitted)	<b>Checks Payable to:</b> Chevy Chase Village 5906 Connecticut Ave. Chevy Chase, MD 20815
Permit Application Fee: \$ <u>300.00</u> (see Permit Fee Worksheet)	
Tree Preservation Plan Fee: <input type="checkbox"/> \$250.00 <u>TBD</u> <input type="checkbox"/> Not required for this project.	
TOTAL Fees: <u>300.00</u>	Date: <u>3/27/12</u> Staff Signature: <u>[Signature]</u>
<b>Damage Deposit/Performance Bond</b> (due when permit is issued)	<b>Checks Payable to:</b> Chevy Chase Village 5906 Connecticut Ave. Chevy Chase, MD 20815
<input type="checkbox"/> \$ _____ <input type="checkbox"/> Waived by Village Manager	Date: Staff signature:
Cost of damage to R-O-W: (calculated at close-out) Amount of refund:	Date: Staff signature:

For Village Staff use: Field file for inspections by Code Enforcement Officer has been created: <input type="checkbox"/> Yes (Date: _____)
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# Chevy Chase Village

## Application for a Special Permit

*Chevy Chase Village Code Section 8-1(aa) defines a Special Permit as permission granted by the Board of Managers in accordance with Article II Division B of this Chapter [8], to construct, install, remove or alter a structure or planting, or take other action where such permission is required by this Chapter.*

<b>Subject Property:</b> 14 W. KIRKE STREET	
<b>Describe the Proposed Project:</b> PART REAR GARAGE DEMOLITION AND RECONSTRUCTION FOR HABITABLE GUEST SUITE. (NEW STRUCTURE TO MATCH THE SIZE AND LOCATION OF THE EXISTING GARAGE.)	
<b>Applicant Name(s) ( List all property owners):</b> W. REED THOMPSON / MARY H. THOMPSON	
<b>Daytime telephone:</b> 301-986-1290	<b>Cell:</b>
<b>E-mail:</b>	
<b>Address (if different from property address):</b>	
<i>For Village staff use:</i>	
<b>Date this form received:</b> 3/16/12	<b>Special Permit No:</b> A-0114

### Filing Requirements:

**Application will not be accepted or reviewed until the application is complete**

- ☒ Completed Chevy Chase Village Application for a Special Permit (this form) *sign.*
- ☒ Completed Chevy Chase Village Building Permit Application
- ☒ A boundary survey or plat diagram with a margin of error of one tenth of a foot or less showing all existing structures, projections and impervious surfaces.
- ☒ Surveys, plats, engineering reports, construction plans/specifications or other accurate drawings showing boundaries, dimensions, and area of the property, as well as the location and dimensions of all structures/fences/walls/etc., existing and proposed to be erected, and the distances of such structures/fences/walls/etc., from the nearest property lines. These drawings shall incorporate and display reference dimensions from the boundary survey or plat diagram required above.
- ☒ Copy of Covenants, except for special permits authorized by Sections 8-22, 8-26 or Article IV of Chapter 8 of the Chevy Chase Village Code. ✓
- ☐ Applicable special permit fee listed in Chapter 6 of the Village Code.

### Affidavit

I hereby certify that I have the authority to submit the foregoing application, that all owners of the property have signed below, that I have read and understand all requirements and that I or an authorized representative will appear at the scheduled public hearing in this matter. I hereby authorize the Village Manager, or the Manager's designee, and/or the Board of Managers to enter onto the subject property for the purposes of assessing the site in relation to this special permit request. I hereby declare and affirm, under penalty of perjury, that all matters and facts set forth in the foregoing application are true and correct to the best of my knowledge, information and belief.

Applicant's Signature: *[Signature]*

Date: 3/15/12

Applicant's Signature: *Mary H. Thompson*

Date: 3/15/12

**Describe the basis for the special permit request** (attach additional pages as needed):

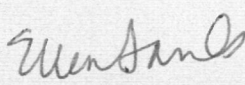
Describe the reasons why approval of the special permit would not adversely affect the public health, safety or welfare or the reasonable use of adjoining properties:

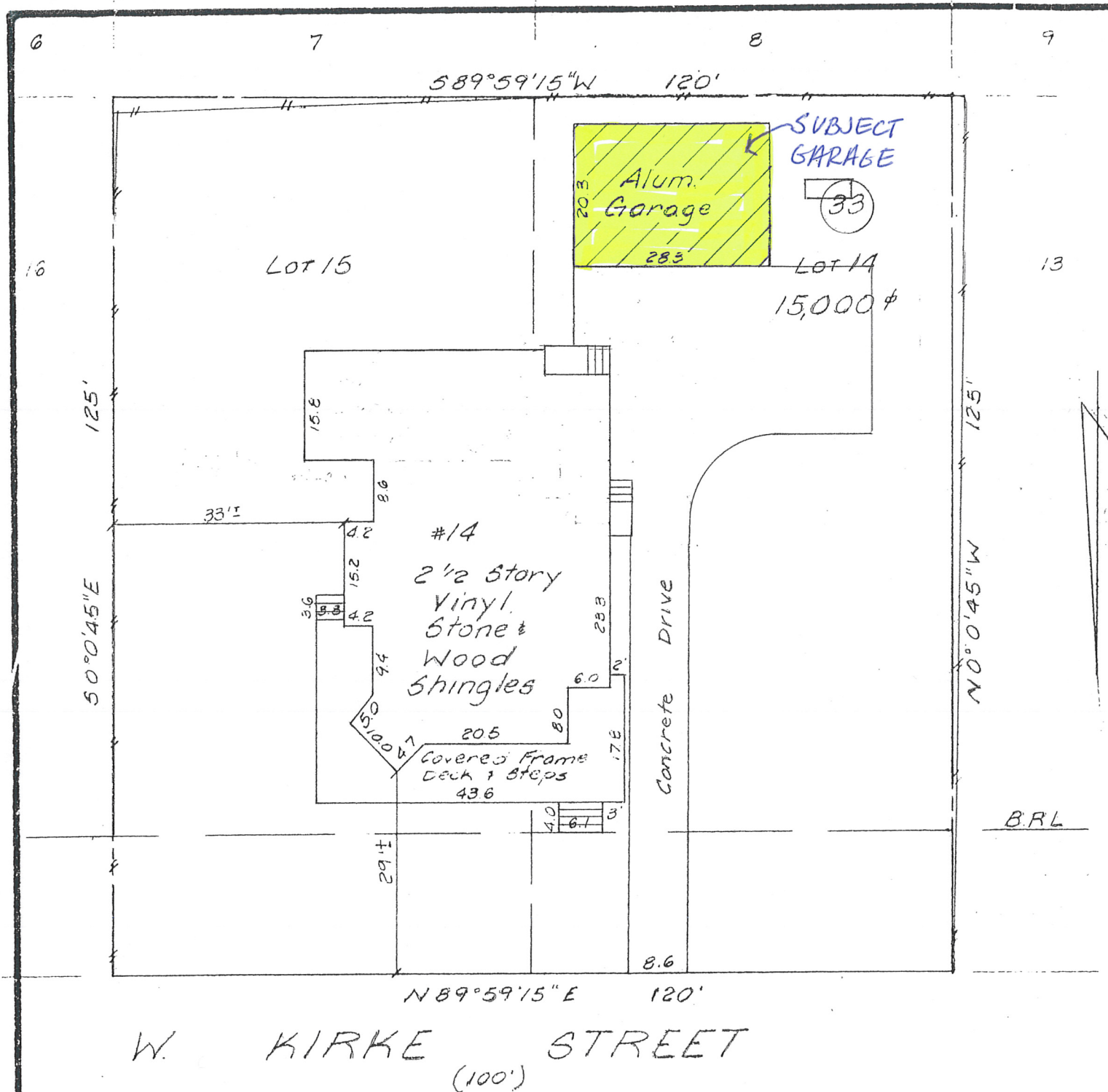
THE PROPOSED CONSTRUCTION IS LOCATED AT THE REAR OF THE PROPERTY.  
THE PROPOSED STRUCTURE WILL MATCH THE SIZE AND DESIGN OF  
THE EXISTING GARAGE, AND WILL BE CONSTRUCTED AT ITS  
CURRENT LOCATION

Describe the reasons why the special permit can be granted without substantial impairment of the intent and purpose of Chapter 8 of the Chevy Chase Village Code, entitled *Buildings and Building Regulations*:

THE PROPOSED CARRIAGE HOUSE STRUCTURE TO MATCH THE  
SIZE AND LOCATION OF THE EXISTING GARAGE, INCLUDING  
THE CURRENT 4' REAR YARD SETBACK

*In exercising its powers in connection with a special permit request, the Chevy Chase Village Board of Managers may reverse or affirm, wholly or partly, or may modify the requirement, decision or determination as it deems appropriate.*

<b>Special Permit Filing Fees</b>	<b>Checks Payable To:</b> Chevy Chase Village 5906 Connecticut Ave. Chevy Chase, MD 20815
<i>Per Village Code Sec. 6-2(a)(24):</i> <input type="checkbox"/> \$300.00 for new construction. <input type="checkbox"/> \$150.00 for replacing existing non-conformities. <input type="checkbox"/> \$2,250.00 for demolition of main building. <input checked="" type="checkbox"/> \$300.00 for demolition of accessory building or structure. <input type="checkbox"/> \$300.00 for fences, walls, play equipment, trees, hedges, shrubbery in the public right-of-way.  Fee Paid: \$300 check # 2885	<b>Date Paid:</b> 3/16/12  <b>Staff Signature:</b> 



# NOTES:

Not to be used for construction.

Lot corners have not been set by this survey unless otherwise indicated.

Revisions: 39-88  
Lot Numbers.

LEA

I hereby certify that I have carefully located the improvements as shown hereon in accordance with recorded property descriptions and that there are no encroachments except as indicated.

2-16-88

Date

WESTON COOK, JR.  
Registered Professional Land Surveyor

**LIGHT, ELLIOTT & ASSOCIATES, INC.**  
ENGINEERS, PLANNERS, SURVEYORS

6508 ADELPHI ROAD  
ADELPHI, MARYLAND 20783

422-6080

Book 200-56

Chk. by

**HOUSE LOCATION SURVEY**  
14 W. Kirke Street  
Lot 14 & 15 Block 33 Section 2

CHEVY CHASE

Bethesda  
Montgomery

Election District  
County, Maryland



# Smith, Thomas & Smith, Inc.

MD. LICENSE #453  
D.C. LICENSE #17  
VA. LICENSE #035673

GENERAL CONTRACTORS

4713 MAPLE AVENUE, BETHESDA, MD 20814  
TELEPHONE: 301-656-0141  
EMAIL: STSGC@AOL.COM  
FAX: 301-656-6705  
www.smiththomasandsmith.com

March 16, 2012

Chevy Chase Village  
5906 Connecticut Avenue  
Chevy Chase, MD 20815

Re: Means and methods for demolition and removal of garage construction material at  
14 W. Kirke Street, Chevy Chase, MD 20815

To Whom It May Concern:

Demolition and removal of construction material will at all times be done in accordance with all applicable Chevy Chase Village and Montgomery County codes and ordinances, as well as in accordance with the requirements of any permits, including demolition permits and Historic Area Work Permits issued in conjunction with said work.

- Prior to start of demolition, Smith, Thomas & Smith, Inc. (STS), a licensed, EPA certified contractor, will prepare the site and install all sediment and tree protection required. 6 mil poly sheets will be installed at the perimeter walls to protect the soil.
- Prior to commencing demolition activities, the garage will be hosed down in order to minimize any dust resulting from the demolition and water will be used as required and as needed throughout the demolition process.
- STS will use hand tools to disassemble the existing garage. Debris will be encapsulated in 6 mil poly and loaded into our company truck and will be delivered to the appropriate landfills (for recycling) outside of the Village of Chevy Chase.
- Work crews will make every attempt to park on private property, and if needed will park in front of the house on W. Kirke Street.
- The demolition will take two days weather permitting.

The demolition of the existing garage at 14 W. Kirke Street should not affect the health, safety or welfare, or the reasonable use of adjoining properties. Granting of the Special Permit will not impair the intent or purpose of Chapter 8 of the Chevy Chase Village code.

Respectfully,



John R. Gubisch, III  
Vice President / Secretary





5455 Butler Road  
Bethesda, MD 20816  
(301) 657-4480  
(301) 907-6560 Fax  
todd@capitolpest.com  
www.capitolpest.com



March 13, 2012

Smith Thomas Smith  
Dave  
4713 Maple Avenue  
Bethesda, MD 20814

14 West Kirke Street

Dear Dave,

This is to advise you that Capitol Beltway Termite and Pest Control Company has completed inspection and treatment of the above referenced property and finds that it is now free of any rodents or other vectors.

Capitol Beltway Termite and Pest Control Company is licensed with the Maryland Department of Agriculture in the category of "Industrial, Institutional, and Structural" related rodent control. You will find our company listed with the following information:

Capitol Beltway Termite & Pest Control Company  
Business License Number 570  
Expires June 30, 2012

Thank you for this opportunity to be of service.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Julio Gonzalez'.

Julio Gonzalez (MD)



# SERVICE REPORT

TYPE OF SERVICE:

☐ COMMERCIAL☒ RESIDENTIAL☐ TERMITE

202 Perry Pkwy

Suite 2

Gaithersburg, MD 20877-2172

866-755-0008  
Reid Thompson

14 West Kirke Street

Chevy Chase, MD 20815

301 986-1290

☒ Regular☐ Call Back☐ Intensive☐ Add-on☐ Follow-up☐ Special

Amount paid \_\_\_\_\_

☐ Check # \_\_\_\_\_☐ Cash☐ Credit CardDate: 2/15/12 Time in: 132pm Time out: 200pm Office # 301-468-9440

SEE BACK PANEL FOR PRODUCT, EQUIPMENT AND TREATMENT METHOD CODES/INFORMATION

SITES INSPECTED	TARGET PEST	WE RECOMMEND	TREATMENT METHOD/PRODUCTS USED																																																											
<input checked="" type="checkbox"/> 1. Kitchen <input type="checkbox"/> 2. Living Area <input type="checkbox"/> 3. Bathroom(s) <input type="checkbox"/> 4. Dining Room(s) <input type="checkbox"/> 5. Utility Room(s) <input type="checkbox"/> 6. Storage Room(s) <input checked="" type="checkbox"/> 7. Basement <input type="checkbox"/> 8. Exterior Perimeter <input type="checkbox"/> 9. Attic <input checked="" type="checkbox"/> 10. Crawl Space <input checked="" type="checkbox"/> 11. Garage <input type="checkbox"/> 12. Office Area <input type="checkbox"/> 13. Bar(s) <input type="checkbox"/> 14. Trash Room(s) <input type="checkbox"/> 15. Dishwash Room <input type="checkbox"/> 16. Food Storage <input type="checkbox"/> 17. Liquor Storage <input type="checkbox"/> 18. Laundry <input type="checkbox"/> 19. Receiving Area <input type="checkbox"/> 20. Entry/Vestibule <input type="checkbox"/> 21. Detached Garage <input type="checkbox"/> 22. Utility Shed <input type="checkbox"/> 23.	<input type="checkbox"/> Carpenter Ants <input type="checkbox"/> Odorous House Ants <input type="checkbox"/> Pavement Ants <input type="checkbox"/> Ant(s) <input type="checkbox"/> American Cockroaches <input type="checkbox"/> German Cockroaches <input type="checkbox"/> Oriental Cockroaches <input type="checkbox"/> House Flies <input type="checkbox"/> Organic Breeding Flies <input type="checkbox"/> House Mice <input type="checkbox"/> Norway Rats <input type="checkbox"/> Stored Product Pests <input type="checkbox"/> Ground Beetles <input type="checkbox"/> Crickets <input type="checkbox"/> Spiders <input type="checkbox"/> Silverfish <input type="checkbox"/> Millipedes/Centipedes <input type="checkbox"/> Carpenter Bees <input type="checkbox"/> Paper Wasps/Mud Daubers <input type="checkbox"/> Yellow Jackets <input type="checkbox"/> Mosquitoes <input type="checkbox"/> Ticks <input type="checkbox"/> Termites	<input type="checkbox"/> Improve ventilation in crawl/attic <input type="checkbox"/> Trim back trees and shrubs <input type="checkbox"/> Move wood pile <input type="checkbox"/> Install chimney cap <input type="checkbox"/> Remove leaf litter <input type="checkbox"/> Repair window & door screen <input type="checkbox"/> Replace door sweeps <input type="checkbox"/> Clean under equipment <input type="checkbox"/> Organize storage area <input type="checkbox"/> Eliminate standing water <input type="checkbox"/> Dispose of trash properly <input type="checkbox"/> Seal pipe chases & utility conduits <input type="checkbox"/> Seal cracks and crevices <b>ADDITIONAL WESTERN SERVICES</b> <input type="checkbox"/> Pre-AIB Inspection & Evaluation <input type="checkbox"/> Drain Cleaning <input type="checkbox"/> OE-30 Program <input type="checkbox"/> Perimeter Treatment <input type="checkbox"/> Mosquito Management <input type="checkbox"/> Tick Management <input type="checkbox"/> Moisture Barriers <input type="checkbox"/> Gutter Cleaning <input type="checkbox"/> Gutter Protection Defier <input type="checkbox"/> Thermozone	(Preventative or Curative) See reverse side for abbreviations. QTY indicates quantity used. <table border="1"><thead><tr><th>CODES</th><th>SITES</th><th>METH</th><th>EQUIP</th><th>QTY</th></tr></thead><tbody><tr><td>100</td><td>7,10</td><td>208</td><td>4</td><td>13</td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr></tbody></table> WEATHER <input checked="" type="checkbox"/> Sunny <input type="checkbox"/> Cloudy <input type="checkbox"/> Rainy TEMP <input type="checkbox"/> Hot <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Cold WIND <input type="checkbox"/> Windy <input type="checkbox"/> Light <input checked="" type="checkbox"/> Calm <b>ADDITIONAL CHARGE:</b> <input type="checkbox"/> Rodent bait stations <input type="checkbox"/> Multi-Catch Traps <input type="checkbox"/> Pheromone Traps <input type="checkbox"/> Fly Units Charge: \$ _____ <b>NEW JERSEY ONLY</b> <table border="1"><thead><tr><th>CODE</th><th>PERCENT A.I.</th><th>AMOUNT/VOLUME OF WATER</th></tr></thead><tbody><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></tbody></table>					CODES	SITES	METH	EQUIP	QTY	100	7,10	208	4	13																															CODE	PERCENT A.I.	AMOUNT/VOLUME OF WATER												
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CODE	PERCENT A.I.	AMOUNT/VOLUME OF WATER																																																												
COMMENTS/RECOMMENDATIONS: <u>Today I inspected in basement crawl space, kitchen. No activity was found. Changed out glue boards. Glue boards had crickets in them. Expect to see us in spring to treat outside. No recommendations at this time. Thank you B-m</u>																																																														
CUSTOMER INSTRUCTIONS <input type="checkbox"/> Do not touch treated areas until dry <input type="checkbox"/> Do not tamper with rodent placements <input type="checkbox"/> Do not return to treated area(s) until ventilated (minimum 2 hours) <input type="checkbox"/> Dampen granules to activate																																																														
Customer Signature <u>[Signature]</u>		Technician Signature <u>[Signature]</u>		Certification # <u>27824</u>																																																										

Current Balance: \$0.00 30 Days: \$0.00 60 Days: \$0.00 90 Days: \$0.00 120 Days: \$0.00 Total Prev: \$0.00

CUSTOMER COPY

Form G12 REV 9/11

**AIR, LAND AND WATER ENGINEERING, INC.**  
**10017 Hackberry Lane, Suite 10**  
**Columbia, MD 21046**  
**Phone: 410-997-0395**  
**Fax: 410-997-0278**  
**www.AirLandWater.com**

March 14, 2012

Dave Alessandrini  
Smith, Thomas & Smith, Inc.  
4713 Maple Avenue  
Bethesda, MD 20814

SUBJECT: Asbestos and Lead Paint Testing Report for the garage at the property located at 14 W. Kirk Street, Chevy Chase, MD 20815. ALWE Project #12-2006.

Dear Mr. Alessandrini:

Air, Land and Water Engineering, Inc. (ALWE) is pleased to submit this report for asbestos and lead paint testing at the above referenced address. This work was performed in general accordance to ALWE proposal Number 12-915.

**SCOPE OF WORK:**

1. XRF testing was performed on the accessible painted surfaces of the building.
2. Asbestos sampling and testing was performed at homogeneous locations at the garage for an upcoming demolition.
3. This brief report was prepared with the XRF field sheets and asbestos laboratory results.

On March 6, 2012, ALWE representative, Mr. Derek Falzoi, a Licensed Asbestos Inspector, collected five (5) samples from the garage at the above listed address. The samples included two layers of roofing from the Lower Main Roof, two layers of roofing from the higher Partitioned Roof located on the same side as the front entry doors, and exterior door caulking from the front entry doors. These samples were sealed in air-tight bags and then delivered to an accredited laboratory and analyzed by Polarized Light Microscopy (PLM).

Also on March 6, 2012, Mr. Falzoi, a Licensed Maryland Risk Assessor, conducted a Lead-Based Paint (LBP) inspection of the above referenced property. The scope of work included the testing of accessible interior and exterior building components for lead paint.

The inspection was conducted in accordance with Federal regulations and guidelines and followed protocols on file with the Maryland Department of the Environment as a condition of accreditation as a lead paint inspection contractor in the State of Maryland. The Maryland definition of lead-based paint, which includes concentrations of lead of greater than 0.7 milligrams per square centimeter, was observed. Paint testing was conducted with a portable X-Ray Fluorescence analyzer (XRF), RMD Model LPA-1.

**RESULTS:**

No asbestos was found on the five samples collected for PLM laboratory analysis.

Lead-based paint was found on the following building components:

- Interior metal walls.
- Interior front wood doors and wood door transoms.
- Interior door divider between Wall A3 door and Wall A4 door.
- Exterior front doors, door wainscoting, door dividers, and door transoms.
- Exterior structural corner posts.
- Exterior front door headers and dividers.
- Exterior window sashes and casings, and windowsills and wells (where present).
- Exterior Partitioned Roof structural components.
- Exterior fascia and soffit.

A listing of the XRF readings collected during the inspection is enclosed with this report.

#### **RECOMMENDATIONS:**

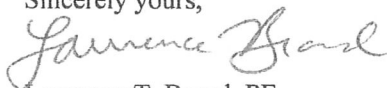
All similar surfaces that have been tested positive for lead paint should be assumed to be positive unless they specifically tested negative.

The demolition work should be performed by an EPA certified firm who will use lead safe work practices and trained workers who follow the EPA RRP and OSHA lead in construction regulations.

A copy of this report must be provided to new lessees (tenants) and purchasers of this property under Federal law (24 CFR part 35 and 40 CFR part 745) before they become obligated under a lease or sales contract. The complete report must also be provided to new purchasers and it must be made available to new tenants. Landlords (lessors) and sellers are also required to distribute an educational pamphlet approved by the U.S. Environmental Protection Agency and include standard warning language in their leases or sales contracts to ensure that parents have the information they need to protect their children from lead-based paint hazards.

Should you have any questions concerning this report, please call me at 410-997-0395.

Sincerely yours,



Laurence T. Brand, PE  
Senior Engineer

Attachments: Asbestos Laboratory Analysis, XRF Data Sheet Interpretations, and XRF Results.

#### **Terms and limitations**

ALWE has performed the Client requested tasks listed above in a thorough and professional manner consistent with commonly accepted standard industry practices. ALWE cannot guarantee and does not warrant that this LBP Testing has identified all adverse environmental factors and/or conditions affecting the subject property on the date of the inspection. ALWE cannot and will not warrant that the testing that was requested by the client will satisfy the dictates of, or provide a legal defense in connection with, any environmental laws or regulations. It is the responsibility of the client to know and abide by all applicable laws, regulations, and standards.



This inspection by ALWE is solely for the benefit of the client. The results and opinions in this report, based solely upon the conditions found on the property as of the date of the work, will be valid only as of the date of the inspection. ALWE assumes no obligation to advise the client of any changes in any real or potential lead hazards at this residence that may or may not be later brought to our attention.

All the professional opinions presented in this report are based solely on the scope of work conducted and sources referred to in our report. The data presented by ALWE in this report was collected and analyzed using generally accepted industry methods and practices at the time the report was generated. This report represents the conditions, locations, and materials that were observed at the time the field work was conducted. No inferences regarding other conditions, locations, or materials, at a later or earlier time may be made based on the contents of the report. No other warranty, express or implied is made. ALWE's liability and that of its contractors and subcontractors, arising from any services rendered hereunder, shall not exceed the total fee paid by the client to ALWE for this project. This report was prepared for the sole use of our client. The use of this report by anyone other than our client or ALWE is strictly prohibited without the expressed prior written consent of ALWE. Portions of this report may not be used independent of the entire report.

**EMSL Analytical, Inc.**

10768 Baltimore Avenue, Beltsville, MD 20705

Phone/Fax: (301) 937-5700 / (301) 937-5701

<http://www.emsl.com>[beltsvillelab@emsl.com](mailto:beltsvillelab@emsl.com)

EMSL Order: 191202225

CustomerID: ALWE62

CustomerPO:

ProjectID:

Attn: **Larry Brand**  
**Air, Land & Water Engineering Inc.**  
**10017 Hackberry Lane**  
**Suite 10**  
**Columbia, MD 21046**

Phone: (410) 997-0395  
Fax: (410) 997-0278  
Received: 03/08/12 8:30 AM  
Analysis Date: 3/8/2012  
Collected: 3/6/2012

Project: 12-2006 14 W. KIRK

**Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 and/or EPA  
600/M4-82-020 Method(s) using Polarized Light Microscopy**

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
12-2006-1 191202225-0001	EXTERIOR LOWER ROOF NW CORNER 1ST LAYER	Gray/Black Fibrous Heterogeneous	40% Glass	60% Non-fibrous (other)	None Detected
12-2006-2 191202225-0002	EXTERIOR LOWER ROOF NW CORNER 2ND LAYER	Brown/Gray/Black Fibrous Heterogeneous	45% Cellulose 10% Synthetic	45% Non-fibrous (other)	None Detected
12-2006-3 191202225-0003	EXT. A WALL UPPER PARTICLE ROOF NW CORNER 1ST LAY.	Gray/Black Fibrous Heterogeneous	35% Glass	55% Non-fibrous (other) 10% Mica	None Detected
12-2006-4 191202225-0004	EXT. A WALL UPPER PARTICLE ROOF NW CORNER 2ND LAY.	Brown/Gray/Black Fibrous Heterogeneous	40% Cellulose 12% Synthetic	48% Non-fibrous (other)	None Detected
12-2006-5 191202225-0005	EXT. A WALL DOOR FRAME CAULK	Gray/White/Green Non-Fibrous Heterogeneous		100% Non-fibrous (other)	None Detected

Analyst(s)

George Malone (5)

Joe Centifonti, Laboratory Manager  
or other approved signatory

EMSL maintains liability limited to cost of analysis. This report relates only to the samples reported and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation and use of test results are the responsibility of the client. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-liable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Samples received in good condition unless otherwise noted. Estimated accuracy, precision and uncertainty data available upon request. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. None Detected = <1%  
Samples analyzed by EMSL Analytical, Inc. Beltsville, MD NVLAP Lab Code 200293-0

Initial report from 03/09/2012 06:30:14



EMSL ANALYTICAL, INC.  
LABORATORY • PRODUCTS • TRAINING

# Asbestos Chain of Custody

## EMSL Order Number (Lab Use Only):

191202225

EMSL ANALYTICAL, INC.  
10768 BALTIMORE AVE  
BELTSVILLE, MD 20705  
PHONE: (301) 937-5700  
FAX: (301) 937-5701

Company : Air, Land & Water Engineering, Inc.		EMSL-Bill to: <input checked="" type="checkbox"/> Same <input type="checkbox"/> Different If Bill to is Different note instructions in Comments**	
Street: 10017 Hackberry Lane, Suite 10		Third Party Billing requires written authorization from third party	
City: Columbia	State/Province: MD	Zip/Postal Code: 21046	Country: USA
Report To (Name): Larry Brand		Fax #: 410-997-0278	
Telephone #: 410-997-0395		Email Address: LBrand@AirLandWater.com	
Project Name/Number: 12-2006 14 W. Kirk			
Please Provide Results: <input checked="" type="checkbox"/> Fax <input checked="" type="checkbox"/> Email <input type="checkbox"/> Purchase Order:		U.S. State Samples Taken: MD	
Turnaround Time (TAT) Options* - Please Check			
<input type="checkbox"/> 3 Hours <input type="checkbox"/> 6 Hours <input type="checkbox"/> 24 Hrs <input checked="" type="checkbox"/> 48 Hrs <input type="checkbox"/> 3 Days <input type="checkbox"/> 4 Days <input type="checkbox"/> 5 Days <input type="checkbox"/> 10 Days			
*For TEM Air 3 hours/6 hours, please call ahead to schedule. *There is a premium charge for 3 Hour TEM AHERA or EPA Level II TAT. You will be asked to sign an authorization form for this service. Analysis completed in accordance with EMSL's Terms and Conditions located in the Analytical Price Guide.			
<b>PCM - Air</b> <input type="checkbox"/> NIOSH 7400 <input type="checkbox"/> w/ OSHA 8hr. TWA <b>PLM - Bulk (reporting limit)</b> <input checked="" type="checkbox"/> PLM EPA 600/R-93/116 (<1%) <input type="checkbox"/> PLM EPA NOB (<1%) Point Count <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%) Point Count w/Gravimetric <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%) <input type="checkbox"/> NYS 198.1 (friable in NY) <input type="checkbox"/> NYS 198.6 NOB (non-friable-NY) <input type="checkbox"/> NIOSH 9002 (<1%)		<b>TEM - Air</b> <input type="checkbox"/> AHERA 40 CFR, Part 763 <input type="checkbox"/> NIOSH 7402 <input type="checkbox"/> EPA Level II <input type="checkbox"/> ISO 10312 <b>TEM - Bulk</b> <input type="checkbox"/> TEM EPA NOB <input type="checkbox"/> NYS NOB 198.4 (non-friable-NY) <input type="checkbox"/> Chatfield SOP <input type="checkbox"/> TEM Mass Analysis-EPA 600 sec. 2.5 <b>TEM - Water:</b> EPA 100.2 Fibers >10µm <input type="checkbox"/> Waste <input type="checkbox"/> Drinking All Fiber Sizes <input type="checkbox"/> Waste <input type="checkbox"/> Drinking	
		<b>TEM- Dust</b> <input type="checkbox"/> Microvac - ASTM D 5755 <input type="checkbox"/> Wipe - ASTM D6480 <input type="checkbox"/> Carpet Sonication (EPA 600/J-93/167) <b>Soil/Rock/Vermiculite</b> <input type="checkbox"/> PLM CARB 435 - A (0.25% sensitivity) <input type="checkbox"/> PLM CARB 435 - B (0.1% sensitivity) <input type="checkbox"/> TEM CARB 435 - B (0.1% sensitivity) <input type="checkbox"/> TEM CARB 435 - C (0.01% sensitivity) <input type="checkbox"/> EPA Protocol (Semi-Quantitative) <input type="checkbox"/> EPA Protocol (Quantitative) <b>Other:</b> <input type="checkbox"/>	
<input type="checkbox"/> Check For Positive Stop - Clearly Identify Homogenous Group			
Samplers Name: Derek Falbo		Samplers Signature: [Signature]	
Sample #	Sample Description	Volume/Area (Air) HA # (Bulk)	Date/Time Sampled
12-2006-1	Exterior lower Roof, NW corner, 1 <sup>st</sup> layer		3/6/12 11:00 AM
-2	↓ 2 <sup>nd</sup> layer		↓
-3	A Wall Upper Portico Roof, NW corner, 1 <sup>st</sup> layer		↓
-4	↓ 2 <sup>nd</sup> layer		↓
-5	A Wall, door frame caulking		↓
Client Sample # (s): 12-2006 - 1 - 5		Total # of Samples: 5	
Relinquished (Client): Derek Falbo		Date: 3/17/12	Time: 5:10
Received (Lab): [Signature]		Date: 3/3/12	Time: 8:30 AM
Comments/Special Instructions:			

## XRF Data Sheet Interpretations

The following definitions will aid in interpreting the specific columns of information located in the XRF Lead-Based Paint Inspection Data sheets:

Column #1 - "Wall": Each component tested is reported by a wall code of A, B, C, D, or N/A. A component is described with a wall code of "A" if it is located on the closest wall with the same orientation as the wall containing the front door of the property. Components are assigned a letter B, C, or D in a clockwise manner based on the location of wall A. The code "N/A" is assigned to ceiling or floors. When multiple components of the same type within a room, common area or exterior site are tested, testing shall proceed from left to right, when facing the component, with each unit assigned a number, such as 1,2,3, etc...(e.g. A<sup>1</sup> window is the first window on the left side on the A wall. B<sup>2</sup> window sill is the second window sill from the left on the B wall.) If only one item is present, no additional numbering is required.

Column #2- "XRF Reading": This is the XRF reading column given in units of milligrams per square centimeter (mg/cm<sup>2</sup>) and is recorded onto the data sheets directly from the XRF analyzer after each test. A negative number sometimes exists because of the nature of the algorithmic substrate correction features of the spectrum analyzer. This is not meant to be interpreted as a "negative" amount of lead, but rather an effect from the density of the substrate on the detectable amount of excited lead electron particles, if any, that can be associated with the components reading.

### Column #3- Classification of Readings

Each XRF test is classified as positive, negative, or inconclusive based on the following ranges according to the Performance Characteristic sheet for an RMD LPA-1 using the "quick" mode and in accordance with the Maryland standard of  $>0.7 \text{ mg/cm}^2$ . If no classification is shown than the result is negative.

For brick, concrete, drywall, plaster, and wood substrates:

<b>Negative (N)</b>	<b>Positive (P)</b>
$\leq 0.7 \text{ mg/cm}^2$	$\geq 0.8 \text{ mg/cm}^2$

For metal substrates:

<b>Negative (N)</b>	<b>Positive (P)</b>	<b>Inconclusive (I)</b>
$\leq 0.7 \text{ mg/cm}^2$	$\geq 1.1 \text{ mg/cm}^2$	$0.8-1.0 \text{ mg/cm}^2$

### Column #4 – Paint Condition

I = Intact

F = Fair

P = Poor



# XRF Lead -- Based Paint Inspection Data Sheet --

Address: 14 W. Kirk

Client: Smith, Thomas + Smith, Inc.

ALWE Project No. 12-2006

Date: 3/6/12

Page 1 of 1

In	Out
0.8	0.8
0.7	0.8
0.8	0.8

Door	Shed-Interior	Shed-Exterior	Shed-Interior	Shed-Exterior
Door Jamb	A4 2.9 P	I	Wood	I
Door Casing				
Door Transom	A4 2.9 P	I	Wood	I
Door threshold				
A wall	A0.0 N	I	Wood	I
B wall	B 6.3 P	I	Aluminum siding	I
C wall	C 2.2 P	I	↓	↓
D wall	D 2.5 P	I	↓	↓
Foundation				
Ceiling	B 0.1 N	I	Wood	I
Structural ceiling	B 0.1 N	I		
Door handle	A4 2.9 P	I		
Door latch	B 4.9 P	I		
↓	A4 2.9 P	I		
Door	B 0.1 N	I		
Door casing	B 0.5 N	I		
Window	B 1.0 N	I		
Window casing	B 1.0 N	I		
Door (siding)				
Parapet (siding)				
Facia				
Softer				
Upper part siding				
Upper part casing				
Window sill				
Window well				
Structural corner post				
Hatch				
Hand casing				

The columns of data within each room are organized as follows: 1<sup>st</sup> column = wall code; 2<sup>nd</sup> column = XRF reading; 3<sup>rd</sup> column = classification of reading; 4<sup>th</sup> column = paint condition (I = intact; F = fair; P = poor)

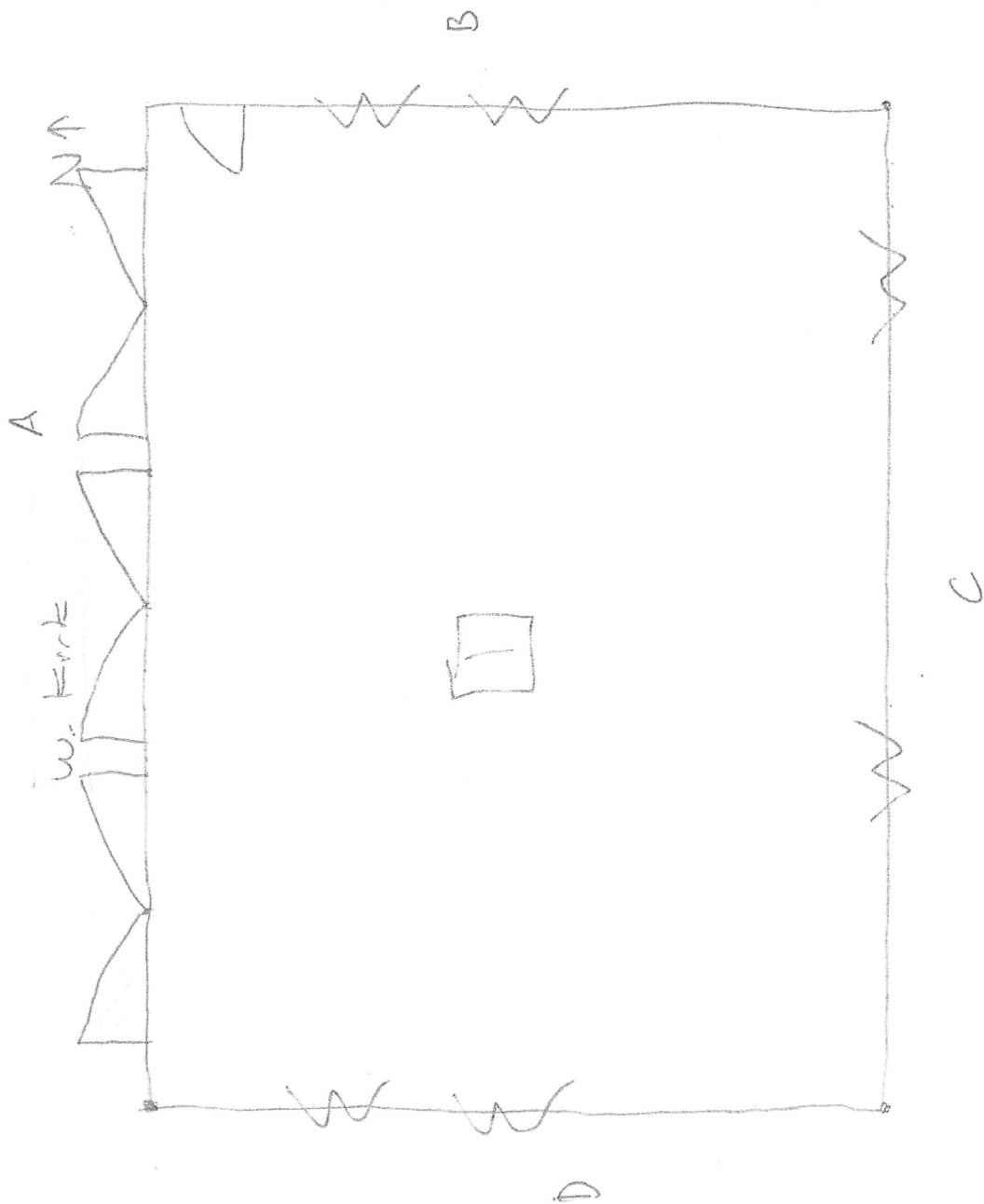


Figure 1

ALWE 3/6/12

12-2006

14 W. Kirk St.

Cherry Chase, MD 20815

## CCV Permitting

---

**From:** stsgc@aol.com  
**Sent:** Thursday, March 29, 2012 12:06 PM  
**To:** CCV Permitting  
**Subject:** 14 W. Kirke Street

Good afternoon Mrs. Sands,

Per our earlier conversation in regard to the Thompson Garage demolition, Smith, Thomas & Smith, Inc. will be demolishing 86% of the existing Garage structure. The entire front wall of the structure, including doors and trim will be reused.

If any other questions arise, please don't hesitate to contact me.

Respectfully,  
David Alessandrini  
Smith, Thomas & Smith, Inc.  
301-656-0141

# LOCATION SURVEY

LOTS 14 & 15 BLOCK 33

CHEVY CHASE LAND COMPANY'S

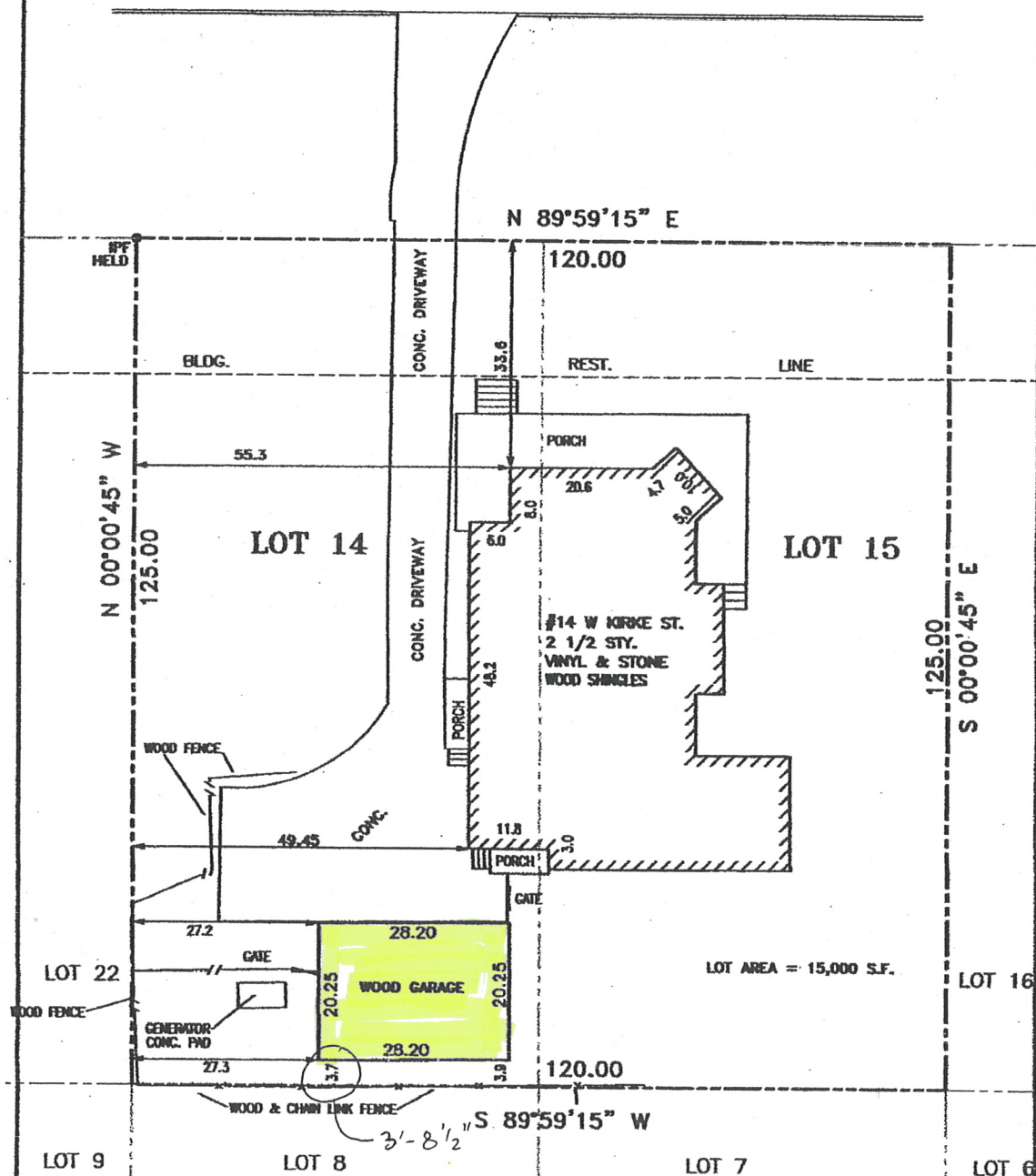
SECTION 2

07 ELECTION DISTRICT

MONTGOMERY COUTNY, MARYLAND.

#14 WEST KIRKE STREET

WEST KIRKE STREET 100' R.O.W.



THIS PROPERTY IS SUBJECT TO RESTRICTIONS OF RECORD.  
THIS SURVEY WAS PREPARED FOR THE PURPOSE OF A TITLE REPORT

I HEREBY CERTIFY THAT THE POSITION OF THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT-TAPE SURVEY.

ANDREW HUSBANDS  
PROFESSIONAL LAND SURVEYOR NO. 21186

## REFERENCES

PLAT BOOK : 2  
PALT NO.: 106  
LIBER : 6218  
FOLIO : 0854  
FIELD BOOK  
PAGE No.

AAH CONSULTANTS LLC  
ENGINEERS - SURVEYORS - CONSULTANTS  
4200 FORBES BLVD. SUITE 203  
LANHAM, MARYLAND 20706  
(301) 429-1750 429-1757 (FAX)

DATE OF SURVEYS	SCALE: 1" = 20'
WALL CHECK:	DRAWN BY: R.P.
HOUSE LOC.: 03-19-2012	JOB No. 12-030
BOUNDARY:	



State of Maryland, Montgomery County. To wit:  
I hereby certify that on this fourteenth day of August,  
in the year eighteen hundred and ninety one before  
the undersigned a Justice of the Peace of the State of Mary-  
land in and for Montgomery - personally appeared  
George Peter and James (J. Hinderum, Trustees and also  
each acknowledge the foregoing deed to be their re-  
spective act.

Montgomery J. R.

278 & 1160  
H. S. Symmes  
published  
Nov. 5. 1894.

**All** the request of Henry A. Coggers, the following  
Deed was recorded this Feb'y 13. 1894. To wit:  
**This Instrument** Made this sixth day  
of February A. D. 1894, Witnesseth, That the above  
Cohase Land Company, of Montgomery County,  
Maryland (a corporation duly organized under  
and by virtue of the Laws of the State of Maryland),  
granty hereto of the first part, for and in consider-  
ation of Ten (\$10.00) Dollars, in current money of  
the United States, to it paid by Henry A. Coggers, of  
Cherry Chase, Montgomery County, Maryland par-  
ty hereto of the second part, receipt of which, at the  
delivery hereof, is hereby acknowledged, doth grant  
convey, unto and to the use of the said Henry A. Cog-  
gers, his heirs and assigns, the following described  
Land and premises, with the easements and appo-



pertainances thereto belonging, situate and lying in Montgomery County, State of Maryland, to wit: Lots Fourteen (14) and Fifteen (15) in Square Thirty-Three (33) in Section Two of a subdivision made by the party of the first part, and being as per plat recorded in Liber J. A. No. 36, folio 61, of the Land Records of Montgomery County, Maryland. To Have and to hold the said land and premises, with the covenants and appurtenances, unto and to the use of the said Henry M. Cozzens, party of the second part, his heirs and assigns. In consideration of the execution of this deed the said party of the second part, for himself, and his heirs and assigns, hereby covenants and agrees with the said party of the first part, its successors and assigns (such covenants and agreements to run with the land and to be for the mutual benefit of all portions of the section of the subdivision of which the land hereby conveyed forms a part), as follows: 1. All houses upon the premises hereby conveyed shall be built and used for residence purposes exclusively, except stables, carriage houses or sheds which may be necessary for use in connection with such residences, and no trade, business, manufacture or sales or nuisance of any kind shall be carried on or permitted upon said premises. 2. That no <sup>stable</sup> carriage house or shed shall be erected within twenty-five feet of the front line of said premises. In the case of corner lots any line bordering upon any street, avenue or parkway shall be considered a front line. 3. That no houses shall be erected fronting on Connecticut Avenue on any lot in said Section of the subdivision at a cost less than five thousand dollars (\$5,000) or upon lots fronting on the other streets of this Section at a cost less than three thousand dollars (\$3,000). 4. That all houses shall be designed for the occupancy of a single family, and no part of any house or of any structure appurtenant thereto shall be erected or maintained within five feet (5) of the side lines of the lot on which it is to stand nor within ten (10) feet of the nearest adjacent house, except that houses in pairs may be erected on one lot, the outer walls of such double houses to be not less than five feet from such side lines. 5. That a violation of these covenants and agreements may be enjoined and the same enforced at the suit of "the Henry M. Cozzens Land Company, of Montgomery County, Maryland", its successors and assigns / assigns including any person deriving title mediately or immediately to any lot or square, part of a

lot or square, of said Section Two from said Company).

And the said party of the first part hereby covenants that it will warrant specially the property hereby conveyed and will execute such further assurance of said land as may be requisite. And the said party of the first part hereby constitutes and appoints Herman E. Gasch its true and lawful attorney, irrevocable, for it and in its name, place and stead, to acknowledge these presents as its act and deed before any person or officer duly authorized to take such acknowledgment. In Testimony Whereof, the Cherry Chase Land Company, of Montgomery County, Maryland, hath caused these presents to be signed by Jackson W. Ralston its President, and Howard S. Hyman its Secretary, and its corporate seal to be hereunto attached the day and year first here-  
inbefore written.

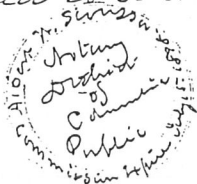


Jackson W. Ralston, President.

Howard S. Hyman, Secretary.

District of Columbia, D.C.

I hereby certify that on this seventh day of February A.D. 1894 before the undersigned, a Notary Public in and for the District of Columbia, personally appeared Herman E. Gasch attorney in fact for The Cherry Chase Land Company, of Montgomery County, Maryland, and acknowledged the foregoing deed to be the act of the said Company.



In Testimony Whereof, I have hereunto affixed my official seal this seventh day of February A.D. 1894.

Albert W. Kivnessa

Notary Public, D.C.

Edw. H. Mearns  
L. S. Mearns  
Witness  
Feb. 5. 1894

At the request of The W. Birney, the following deed was recorded this 13th day of Feb'y 1894. To wit:  
**This Indenture**, Made this 24<sup>th</sup> day of January A.D. 1894, Witnesseth, That The Cherry Chase Land Company, of Montgomery County, Maryland (a corporation duly organized under and by virtue of the laws of the State of Maryland), party hereto of the first part, for